



Customer Name: THE MUSE 3035 LLC
 Account Number: 100072883479
 Invoice Number: 054604007218
 Invoice Date: 05/07/2026

Account Summary

Previous Balance	Credits/Payments	Balance Forward	Current Charges	Amount Due	Due Date
\$116,243.29	\$70,752.17 CR	\$45,491.12	\$44,249.79	\$89,740.91	06/08/2026

See remaining pages for invoice details.

Customer Communications

You're on a Deferred Payment Plan. The balance remaining is \$136,473.41. Please pay this bill in full to keep your Deferred Payment Plan active. The amount due on this bill includes current charges for the energy you used as well as the installment due on your Deferred Payment Plan.



Scan for MyAccount

As temps rise, A/Cs use more energy to keep your business cool and comfortable.
 Raising your thermostat a few degrees on hot days will help you save. MyAccount helps you easily keep track of your usage and how temps affect it.

How to Contact Us

Customer Service: 972-791-2887 or
 1-800-316-2135 (8AM - 5PM M-F)

Power Outage Notification:
 Oncor Electric Delivery - 1-888-313-4747

REP Certificate: #10004

Please return this portion with your payment in the enclosed envelope. Make checks payable to TXU Energy. Do not include correspondence with your payment.

The TXU Energy AidSM program helps families in critical situations with bill payment assistance.
 For Donations Only

One-time gift to TXU Energy AidSM program \$ _____
 Recurring monthly donation to TXU Energy AidSM program \$ _____

Account Number:
 100072883479

Amount Due	Due Date
\$89,740.91	06/08/2026

To ensure proper payment posting, please provide this number (100072883479) on all payments and send to the address directly below.

THE MUSE 3035 LLC
 GAYLORD DR, 8901
 HOUSTON TX 77024



TXU ENERGY
 PO BOX 650638
 DALLAS, TX 75265-0638

21100072883479000897409100045491129

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 054604007218
Invoice Date: 05/07/2026

Important Information

Your satisfaction is our top priority. Do you have feedback? Email us at txuexec@txu.com or write us at TXU Energy Executive Feedback, PO Box 650764, Dallas, TX 75265-0764. The amount billed may include price changes allowed by law or regulatory actions. See an unauthorized charge on your bill? Call us toll-free at 1-800-316-2135 (8AM - 5PM M-F), and we'll work to resolve any issues. If you're not satisfied with the resolution, you may file a complaint with the Public Utility Commission of Texas PO Box 13326, Austin, TX 78711-3326; (512) 936-7120 or toll-free in Texas (888) 782-8477. Hearing and speech-impaired individuals with text telephones (TTY) may contact the Public Utility Commission of Texas at (800) 735-2988.

Account Summary Detail

Previous Balance		\$	116,243.29
Credits/Payments			
Payment	04/15/2026	\$	70,752.17 CR
Subtotal		\$	70,752.17 CR
Balance Forward		\$	45,491.12
Debits/Charges			
Installment Due		\$	22745.56
Installment Due		\$	22745.56
Late Payment Penalty		\$	183.49
Subtotal		\$	45,674.61



Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 054604007218
Invoice Date: 05/07/2026

Account Summary

ESI ID Facility ID	Service Address	Start Service End Service	kWh Actual kW/kVA	Commercial TDU Charges	Commercial Taxes TDU Taxes	Total Charges	Flag
10443720009301313	3035 W PENTAGON PKWY UNIT 1 DALLAS, TX 75233-2103	03/30/2026 04/28/2026	35,600 104	\$1,642.48 \$1,742.15	\$16.42 \$17.42	\$3,418.47	
10443720009301530	3035 W PENTAGON PKWY UNIT 10 DALLAS, TX 75233-2103	03/30/2026 04/28/2026	52,800 124	\$2,436.04 \$2,125.86	\$24.36 \$21.26	\$4,607.52	
10443720009301561	3035 W PENTAGON PKWY UNIT 11 DALLAS, TX 75233-2103	03/30/2026 04/28/2026	42,419 112	\$1,957.08 \$1,907.36	\$19.57 \$19.07	\$3,903.08	
10443720009301592	3035 W PENTAGON PKWY UNIT 12 DALLAS, TX 75233-2103	03/30/2026 04/28/2026	45,200 116	\$2,085.38 \$2,016.86	\$20.85 \$20.17	\$4,143.26	
10443720009301716	3035 W PENTAGON PKWY UNIT 13 DALLAS, TX 75233-2103	03/30/2026 04/28/2026	34,000 112	\$1,568.64 \$1,461.48	\$15.69 \$14.61	\$3,060.42	
10443720009301747	3035 W PENTAGON PKWY UNIT 14 DALLAS, TX 75233-2103	03/30/2026 04/28/2026	41,200 120	\$1,900.84 \$1,979.97	\$19.01 \$19.80	\$3,919.62	
10443720009301778	3035 W PENTAGON PKWY UNIT 15 DALLAS, TX 75233-2103	03/30/2026 04/28/2026	35,040 98	\$1,616.64 \$1,379.10	\$16.17 \$13.79	\$3,025.70	
10443720009301344	3035 W PENTAGON PKWY UNIT 2 DALLAS, TX 75233-2103	03/30/2026 04/28/2026	36,000 100	\$1,660.92 \$1,829.52	\$16.61 \$18.30	\$3,525.35	
10443720009301375	3035 W PENTAGON PKWY UNIT 3 DALLAS, TX 75233-2103	03/30/2026 04/28/2026	47,200 132	\$2,177.65 \$1,842.79	\$21.78 \$18.43	\$4,060.65	
10443720009301406	3035 W PENTAGON PKWY UNIT 4 DALLAS, TX 75233-2103	03/30/2026 04/28/2026	19,200 51	\$885.82 \$762.25	\$8.86 \$7.62	\$1,664.55	
10443720009303731	3035 W PENTAGON PKWY UNIT 5 DALLAS, TX 75233-2103	03/30/2026 04/28/2026	26,400 64	\$1,217.99 \$929.01	\$12.18 \$9.29	\$2,168.47	
10443720009301468	3035 W PENTAGON PKWY UNIT 6 DALLAS, TX 75233-2103	03/30/2026 04/28/2026	21,200 60	\$978.10 \$844.53	\$9.78 \$8.45	\$1,840.86	
10443720009301654	3035 W PENTAGON PKWY UNIT 7 DALLAS, TX 75233-2103	03/30/2026 04/28/2026	19,200 58	\$885.82 \$848.86	\$8.86 \$8.49	\$1,752.03	
10443720009301499	3035 W PENTAGON PKWY UNIT 8A DALLAS, TX 75233-2103	03/30/2026 04/28/2026	9,600 32	\$442.92 \$449.34	\$4.43 \$4.49	\$901.18	
10443720009301685	3035 W PENTAGON PKWY UNIT 9 DALLAS, TX 75233-2103	03/30/2026 04/28/2026	11,814 34	\$545.05 \$494.12	\$5.45 \$4.94	\$1,049.56	
10443720000152748	3035 W PENTAGON PKWY UNIT 9A DALLAS, TX 75233-2103	03/30/2026 04/28/2026	11,593 33	\$534.86 \$480.56	\$5.35 \$4.81	\$1,025.58	

\$44,066.30

Flag Key

F - Final Bill

A - Adjusted Period

E - Estimated

Debits \$45,674.61

Current Charges \$44,249.79

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 054604007218
Invoice Date: 05/07/2026

ESI ID Detail:

Service Address: 3035 W PENTAGON PKWY UNIT 1 DALLAS, TX 75233-2103
Product: Fixed Price

ESI ID: 10443720009301313

Meter ID	Days	Read Type	Previous Read Date	Previous Meter Read	Current Read Date	Current Meter Read	Multiplier	Usage (kWh)	Actual kW/kVA	Billed kW/kVA
112574343LG	30	Actual	03/30/2026	24330	04/28/2026	24419	400.00	35600	104	182
TOTAL								35600	104	182

Electric Service Commercial

Service Period: 03/30/2026 to 04/28/2026

TXU Energy Fixed Price

Base Usage	35600 kWh @	\$ 0.03818	\$1,359.21
Hub to Load Zone Pass-Through			\$211.05
Other Charges			\$6.43
Market Securitization (Debt) Financing			\$19.15
Other ERCOT Incremental AS Charges			\$11.20
PUC Assessment			\$2.69
Gross Receipts Reimb			\$32.75
Sales Tax			\$16.42

Total Commercial Charges	\$1,658.90
---------------------------------	-------------------

Electric Service Distribution

Service Period: 03/30/2026 to 04/28/2026

Power Factor			99.00 %
Base Charge			\$11.13
Meter Charge			\$21.30
Distribution System Charge	182 kW @	\$ 5.12104	\$932.03
Transmission Cost Recov Factor	104 kW @	\$ 5.114972	\$531.96
Distribution Cost Recovery	182 kW @	\$ 1.036859	\$188.71
Energy Efficiency	35,600 kWh @	\$ 0.000546	\$19.44
PUC Assessment			\$2.85
Gross Receipts Reimb			\$34.73
Sales Tax			\$17.42

Total Distribution Charges	\$1,759.57
-----------------------------------	-------------------

TOTAL CHARGES FOR ESI ID	\$3,418.47
---------------------------------	-------------------



Customer Name: THE MUSE 3035 LLC
 Account Number: 100072883479
 Invoice Number: 054604007218
 Invoice Date: 05/07/2026

ESI ID Detail:

Service Address: 3035 W PENTAGON PKWY UNIT 10 DALLAS, TX 75233-2103
Product: Fixed Price

ESI ID: 10443720009301530

Meter ID	Days	Read Type	Previous Read Date	Previous Meter Read	Current Read Date	Current Meter Read	Multiplier	Usage (kWh)	Actual kW/kVA	Billed kW/kVA
112574340LG	30	Actual	03/30/2026	31200	04/28/2026	31332	400.00	52800	124	224
TOTAL								52800	124	224

Electric Service Commercial

Service Period: 03/30/2026 to 04/28/2026

TXU Energy Fixed Price

Base Usage	52800 kWh @	\$ 0.03818	\$2,015.90
Hub to Load Zone Pass-Through			\$313.02
Other Charges			\$9.54
Market Securitization (Debt) Financing			\$28.41
Other ERCOT Incremental AS Charges			\$16.61
PUC Assessment			\$3.99
Gross Receipts Reimb			\$48.57
Sales Tax			\$24.36

Total Commercial Charges	\$2,460.40
---------------------------------	-------------------

Electric Service Distribution

Service Period: 03/30/2026 to 04/28/2026

Power Factor			99.10 %
Base Charge			\$11.13
Meter Charge			\$21.30
Distribution System Charge	224 kW @	\$ 5.12104	\$1,147.11
Transmission Cost Recov Factor	125 kW @	\$ 5.114972	\$639.37
Distribution Cost Recovery	224 kW @	\$ 1.036859	\$232.26
Energy Efficiency	52,800 kWh @	\$ 0.000546	\$28.83
PUC Assessment			\$3.48
Gross Receipts Reimb			\$42.38
Sales Tax			\$21.26

Total Distribution Charges	\$2,147.12
-----------------------------------	-------------------

TOTAL CHARGES FOR ESI ID	\$4,607.52
---------------------------------	-------------------

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 054604007218
Invoice Date: 05/07/2026

ESI ID Detail:

Service Address: 3035 W PENTAGON PKWY UNIT 11 DALLAS, TX 75233-2103
Product: Fixed Price

ESI ID: 10443720009301561

Meter ID	Days	Read Type	Previous Read Date	Previous Meter Read	Current Read Date	Current Meter Read	Multiplier	Usage (kWh)	Actual kW/kVA	Billed kW/kVA
165178958LG	30	Actual	03/30/2026	6780	04/28/2026	6886	400.00	42419	112	201
TOTAL								42419	112	201

Electric Service Commercial

Service Period: 03/30/2026 to 04/28/2026

TXU Energy Fixed Price

Base Usage	42419 kWh @	\$ 0.03818	\$1,619.56
Hub to Load Zone Pass-Through			\$251.48
Other Charges			\$7.66
Market Securitization (Debt) Financing			\$22.82
Other ERCOT Incremental AS Charges			\$13.34
PUC Assessment			\$3.20
Gross Receipts Reimb			\$39.02
Sales Tax			\$19.57

Total Commercial Charges	\$1,976.65
---------------------------------	-------------------

Electric Service Distribution

Service Period: 03/30/2026 to 04/28/2026

Power Factor			99.20 %
Base Charge			\$11.13
Meter Charge			\$21.30
Distribution System Charge	201 kW @	\$ 5.12104	\$1,029.33
Transmission Cost Recov Factor	112 kW @	\$ 5.114972	\$572.88
Distribution Cost Recovery	201 kW @	\$ 1.036859	\$208.41
Energy Efficiency	42,419 kWh @	\$ 0.000546	\$23.16
PUC Assessment			\$3.12
Gross Receipts Reimb			\$38.03
Sales Tax			\$19.07

Total Distribution Charges	\$1,926.43
-----------------------------------	-------------------

TOTAL CHARGES FOR ESI ID	\$3,903.08
---------------------------------	-------------------



Customer Name: THE MUSE 3035 LLC
 Account Number: 100072883479
 Invoice Number: 054604007218
 Invoice Date: 05/07/2026

ESI ID Detail:

Service Address: 3035 W PENTAGON PKWY UNIT 12 DALLAS, TX 75233-2103
Product: Fixed Price

ESI ID: 10443720009301592

Meter ID	Days	Read Type	Previous Read Date	Previous Meter Read	Current Read Date	Current Meter Read	Multiplier	Usage (kWh)	Actual kW/kVA	Billed kW/kVA
158710173LG	30	Actual	03/30/2026	9870	04/28/2026	9983	400.00	45200	116	214
TOTAL								45200	116	214

Electric Service Commercial

Service Period: 03/30/2026 to 04/28/2026

TXU Energy Fixed Price

Base Usage	45200 kWh @	\$ 0.03818	\$1,725.74
Hub to Load Zone Pass-Through			\$267.96
Other Charges			\$8.16
Market Securitization (Debt) Financing			\$24.32
Other ERCOT Incremental AS Charges			\$14.21
PUC Assessment			\$3.41
Gross Receipts Reimb			\$41.58
Sales Tax			\$20.85

Total Commercial Charges	\$2,106.23
---------------------------------	-------------------

Electric Service Distribution

Service Period: 03/30/2026 to 04/28/2026

Power Factor			98.90 %
Base Charge			\$11.13
Meter Charge			\$21.30
Distribution System Charge	214 kW @	\$ 5.12104	\$1,095.90
Transmission Cost Recov Factor	117 kW @	\$ 5.114972	\$598.45
Distribution Cost Recovery	214 kW @	\$ 1.036859	\$221.89
Energy Efficiency	45,200 kWh @	\$ 0.000546	\$24.68
PUC Assessment			\$3.30
Gross Receipts Reimb			\$40.21
Sales Tax			\$20.17

Total Distribution Charges	\$2,037.03
-----------------------------------	-------------------

TOTAL CHARGES FOR ESI ID	\$4,143.26
---------------------------------	-------------------

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 054604007218
Invoice Date: 05/07/2026

ESI ID Detail:

Service Address: 3035 W PENTAGON PKWY UNIT 13 DALLAS, TX 75233-2103
Product: Fixed Price

ESI ID: 10443720009301716

Meter ID	Days	Read Type	Previous Read Date	Previous Meter Read	Current Read Date	Current Meter Read	Multiplier	Usage (kWh)	Actual kW/kVA	Billed kW/kVA
112572617LG	30	Actual	03/30/2026	23367	04/28/2026	23452	400.00	34000	112	110
TOTAL								34000	112	110

Electric Service Commercial

Service Period: 03/30/2026 to 04/28/2026

TXU Energy Fixed Price

Base Usage	34000 kWh @	\$ 0.03818	\$1,298.12
Hub to Load Zone Pass-Through			\$201.56
Other Charges			\$6.14
Market Securitization (Debt) Financing			\$18.29
Other ERCOT Incremental AS Charges			\$10.69
PUC Assessment			\$2.57
Gross Receipts Reimb			\$31.27
Sales Tax			\$15.69

Total Commercial Charges	\$1,584.33
---------------------------------	-------------------

Electric Service Distribution

Service Period: 03/30/2026 to 04/28/2026

Power Factor			99.30 %
Base Charge			\$11.13
Meter Charge			\$21.30
Distribution System Charge	110 kW @	\$ 5.96933	\$656.63
Transmission Cost Recov Factor	110 kW @	\$ 5.114972	\$562.65
Distribution Cost Recovery	154 kW @	\$ 1.036859	\$159.68
Energy Efficiency	34,000 kWh @	\$ 0.000546	\$18.56
PUC Assessment			\$2.39
Gross Receipts Reimb			\$29.14
Sales Tax			\$14.61

Total Distribution Charges	\$1,476.09
-----------------------------------	-------------------

TOTAL CHARGES FOR ESI ID	\$3,060.42
---------------------------------	-------------------



Customer Name: THE MUSE 3035 LLC
 Account Number: 100072883479
 Invoice Number: 054604007218
 Invoice Date: 05/07/2026

ESI ID Detail:

Service Address: 3035 W PENTAGON PKWY UNIT 14 DALLAS, TX 75233-2103
Product: Fixed Price

ESI ID: 10443720009301747

Meter ID	Days	Read Type	Previous Read Date	Previous Meter Read	Current Read Date	Current Meter Read	Multiplier	Usage (kWh)	Actual kW/kVA	Billed kW/kVA
112572615LG	30	Actual	03/30/2026	29481	04/28/2026	29584	400.00	41200	120	206
TOTAL								41200	120	206

Electric Service Commercial

Service Period: 03/30/2026 to 04/28/2026

TXU Energy Fixed Price

Base Usage	41200 kWh @	\$ 0.03818	\$1,573.02
Hub to Load Zone Pass-Through			\$244.25
Other Charges			\$7.44
Market Securitization (Debt) Financing			\$22.16
Other ERCOT Incremental AS Charges			\$12.96
PUC Assessment			\$3.11
Gross Receipts Reimb			\$37.90
Sales Tax			\$19.01

Total Commercial Charges	\$1,919.85
---------------------------------	-------------------

Electric Service Distribution

Service Period: 03/30/2026 to 04/28/2026

Power Factor			99.30 %
Base Charge			\$11.13
Meter Charge			\$21.30
Distribution System Charge	206 kW @	\$ 5.12104	\$1,054.93
Transmission Cost Recov Factor	120 kW @	\$ 5.114972	\$613.80
Distribution Cost Recovery	206 kW @	\$ 1.036859	\$213.59
Energy Efficiency	41,200 kWh @	\$ 0.000546	\$22.50
PUC Assessment			\$3.24
Gross Receipts Reimb			\$39.48
Sales Tax			\$19.80

Total Distribution Charges	\$1,999.77
-----------------------------------	-------------------

TOTAL CHARGES FOR ESI ID	\$3,919.62
---------------------------------	-------------------

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 054604007218
Invoice Date: 05/07/2026

ESI ID Detail:

Service Address: 3035 W PENTAGON PKWY UNIT 15 DALLAS, TX 75233-2103
Product: Fixed Price

ESI ID: 10443720009301778

Meter ID	Days	Read Type	Previous Read Date	Previous Meter Read	Current Read Date	Current Meter Read	Multiplier	Usage (kWh)	Actual kW/kVA	Billed kW/kVA
112574351LG	30	Actual	03/30/2026	66665	04/28/2026	66884	160.00	35040	98	98
TOTAL								35040	98	98

Electric Service Commercial

Service Period: 03/30/2026 to 04/28/2026

TXU Energy Fixed Price

Base Usage	35040 kWh @	\$ 0.03818	\$1,337.83
Hub to Load Zone Pass-Through			\$207.73
Other Charges			\$6.33
Market Securitization (Debt) Financing			\$18.85
Other ERCOT Incremental AS Charges			\$11.02
PUC Assessment			\$2.65
Gross Receipts Reimb			\$32.23
Sales Tax			\$16.17

Total Commercial Charges	\$1,632.81
---------------------------------	-------------------

Electric Service Distribution

Service Period: 03/30/2026 to 04/28/2026

Power Factor			99.00 %
Base Charge			\$11.13
Meter Charge			\$21.30
Distribution System Charge	98 kW @	\$ 5.96933	\$584.99
Transmission Cost Recov Factor	98 kW @	\$ 5.114972	\$501.27
Distribution Cost Recovery	204 kW @	\$ 1.036859	\$211.52
Energy Efficiency	35,040 kWh @	\$ 0.000546	\$19.13
PUC Assessment			\$2.26
Gross Receipts Reimb			\$27.50
Sales Tax			\$13.79

Total Distribution Charges	\$1,392.89
-----------------------------------	-------------------

TOTAL CHARGES FOR ESI ID	\$3,025.70
---------------------------------	-------------------



Customer Name: THE MUSE 3035 LLC
 Account Number: 100072883479
 Invoice Number: 054604007218
 Invoice Date: 05/07/2026

ESI ID Detail:

Service Address: 3035 W PENTAGON PKWY UNIT 2 DALLAS, TX 75233-2103
Product: Fixed Price

ESI ID: 10443720009301344

Meter ID	Days	Read Type	Previous Read Date	Previous Meter Read	Current Read Date	Current Meter Read	Multiplier	Usage (kWh)	Actual kW/kVA	Billed kW/kVA
112574341LG	30	Actual	03/30/2026	24807	04/28/2026	24897	400.00	36000	100	200
TOTAL								36000	100	200

Electric Service Commercial

Service Period: 03/30/2026 to 04/28/2026

TXU Energy Fixed Price

Base Usage	36000 kWh @	\$ 0.03818	\$1,374.48
Hub to Load Zone Pass-Through			\$213.42
Other Charges			\$6.50
Market Securitization (Debt) Financing			\$19.37
Other ERCOT Incremental AS Charges			\$11.32
PUC Assessment			\$2.72
Gross Receipts Reimb			\$33.11
Sales Tax			\$16.61

Total Commercial Charges	\$1,677.53
---------------------------------	-------------------

Electric Service Distribution

Service Period: 03/30/2026 to 04/28/2026

Power Factor			99.70 %
Base Charge			\$11.13
Meter Charge			\$21.30
Distribution System Charge	200 kW @	\$ 5.12104	\$1,024.21
Transmission Cost Recov Factor	99 kW @	\$ 5.114972	\$506.38
Distribution Cost Recovery	200 kW @	\$ 1.036859	\$207.37
Energy Efficiency	36,000 kWh @	\$ 0.000546	\$19.66
PUC Assessment			\$2.99
Gross Receipts Reimb			\$36.48
Sales Tax			\$18.30

Total Distribution Charges	\$1,847.82
-----------------------------------	-------------------

TOTAL CHARGES FOR ESI ID	\$3,525.35
---------------------------------	-------------------

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 054604007218
Invoice Date: 05/07/2026

ESI ID Detail:

Service Address: 3035 W PENTAGON PKWY UNIT 3 DALLAS, TX 75233-2103
Product: Fixed Price

ESI ID: 10443720009301375

Meter ID	Days	Read Type	Previous Read Date	Previous Meter Read	Current Read Date	Current Meter Read	Multiplier	Usage (kWh)	Actual kW/kVA	Billed kW/kVA
112574350LG	30	Actual	03/30/2026	32480	04/28/2026	32598	400.00	47200	132	133
TOTAL								47200	132	133

Electric Service Commercial

Service Period: 03/30/2026 to 04/28/2026

TXU Energy Fixed Price

Base Usage	47200 kWh @	\$ 0.03818	\$1,802.10
Hub to Load Zone Pass-Through			\$279.82
Other Charges			\$8.52
Market Securitization (Debt) Financing			\$25.39
Other ERCOT Incremental AS Charges			\$14.84
PUC Assessment			\$3.56
Gross Receipts Reimb			\$43.42
Sales Tax			\$21.78

Total Commercial Charges	\$2,199.43
---------------------------------	-------------------

Electric Service Distribution

Service Period: 03/30/2026 to 04/28/2026

Power Factor			99.80 %
Base Charge			\$11.13
Meter Charge			\$21.30
Distribution System Charge	133 kW @	\$ 5.96933	\$793.92
Transmission Cost Recov Factor	133 kW @	\$ 5.114972	\$680.29
Distribution Cost Recovery	261 kW @	\$ 1.036859	\$270.62
Energy Efficiency	47,200 kWh @	\$ 0.000546	\$25.77
PUC Assessment			\$3.02
Gross Receipts Reimb			\$36.74
Sales Tax			\$18.43

Total Distribution Charges	\$1,861.22
-----------------------------------	-------------------

TOTAL CHARGES FOR ESI ID	\$4,060.65
---------------------------------	-------------------



Customer Name: THE MUSE 3035 LLC
 Account Number: 100072883479
 Invoice Number: 054604007218
 Invoice Date: 05/07/2026

ESI ID Detail:

Service Address: 3035 W PENTAGON PKWY UNIT 4 DALLAS, TX 75233-2103
Product: Fixed Price

ESI ID: 10443720009301406

Meter ID	Days	Read Type	Previous Read Date	Previous Meter Read	Current Read Date	Current Meter Read	Multiplier	Usage (kWh)	Actual kW/kVA	Billed kW/kVA
112574345LG	30	Actual	03/30/2026	30819	04/28/2026	30939	160.00	19200	51	52
TOTAL								19200	51	52

Electric Service Commercial

Service Period: 03/30/2026 to 04/28/2026

TXU Energy Fixed Price

Base Usage	19200 kWh @	\$ 0.03818	\$733.06
Hub to Load Zone Pass-Through			\$113.82
Other Charges			\$3.47
Market Securitization (Debt) Financing			\$10.33
Other ERCOT Incremental AS Charges			\$6.03
PUC Assessment			\$1.45
Gross Receipts Reimb			\$17.66
Sales Tax			\$8.86

Total Commercial Charges	\$894.68
---------------------------------	-----------------

Electric Service Distribution

Service Period: 03/30/2026 to 04/28/2026

Base Charge		\$11.13	
Meter Charge		\$21.30	
Distribution System Charge	52 kW @	\$ 5.96933	\$310.41
Transmission Cost Recov Factor	52 kW @	\$ 5.114972	\$265.98
Distribution Cost Recovery	122 kW @	\$ 1.036859	\$126.50
Energy Efficiency	19,200 kWh @	\$ 0.000546	\$10.48
PUC Assessment		\$1.25	
Gross Receipts Reimb		\$15.20	
Sales Tax		\$7.62	

Total Distribution Charges	\$769.87
-----------------------------------	-----------------

TOTAL CHARGES FOR ESI ID	\$1,664.55
---------------------------------	-------------------

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 054604007218
Invoice Date: 05/07/2026

ESI ID Detail:

Service Address: 3035 W PENTAGON PKWY UNIT 5 DALLAS, TX 75233-2103
Product: Fixed Price

ESI ID: 10443720009303731

Meter ID	Days	Read Type	Previous Read Date	Previous Meter Read	Current Read Date	Current Meter Read	Multiplier	Usage (kWh)	Actual kW/kVA	Billed kW/kVA
112574344LG	30	Actual	03/30/2026	19093	04/28/2026	19159	400.00	26400	64	63
TOTAL								26400	64	63

Electric Service Commercial

Service Period: 03/30/2026 to 04/28/2026

TXU Energy Fixed Price

Base Usage	26400 kWh @	\$ 0.03818	\$1,007.95
Hub to Load Zone Pass-Through			\$156.51
Other Charges			\$4.77
Market Securitization (Debt) Financing			\$14.20
Other ERCOT Incremental AS Charges			\$8.29
PUC Assessment			\$1.99
Gross Receipts Reimb			\$24.28
Sales Tax			\$12.18

Total Commercial Charges	\$1,230.17
---------------------------------	-------------------

Electric Service Distribution

Service Period: 03/30/2026 to 04/28/2026

Power Factor			99.00 %
Base Charge			\$11.13
Meter Charge			\$21.30
Distribution System Charge	63 kW @	\$ 5.96933	\$376.07
Transmission Cost Recov Factor	63 kW @	\$ 5.114972	\$322.24
Distribution Cost Recovery	158 kW @	\$ 1.036859	\$163.82
Energy Efficiency	26,400 kWh @	\$ 0.000546	\$14.41
PUC Assessment			\$1.52
Gross Receipts Reimb			\$18.52
Sales Tax			\$9.29

Total Distribution Charges	\$938.30
-----------------------------------	-----------------

TOTAL CHARGES FOR ESI ID	\$2,168.47
---------------------------------	-------------------



Customer Name: THE MUSE 3035 LLC
 Account Number: 100072883479
 Invoice Number: 054604007218
 Invoice Date: 05/07/2026

ESI ID Detail:

Service Address: 3035 W PENTAGON PKWY UNIT 6 DALLAS, TX 75233-2103
Product: Fixed Price

ESI ID: 10443720009301468

Meter ID	Days	Read Type	Previous Read Date	Previous Meter Read	Current Read Date	Current Meter Read	Multiplier	Usage (kWh)	Actual kW/kVA	Billed kW/kVA
112574352LG	30	Actual	03/30/2026	13851	04/28/2026	13904	400.00	21200	60	59
TOTAL								21200	60	59

Electric Service Commercial

Service Period: 03/30/2026 to 04/28/2026

TXU Energy Fixed Price

Base Usage	21200 kWh @	\$ 0.03818	\$809.42
Hub to Load Zone Pass-Through			\$125.68
Other Charges			\$3.83
Market Securitization (Debt) Financing			\$11.41
Other ERCOT Incremental AS Charges			\$6.66
PUC Assessment			\$1.60
Gross Receipts Reimb			\$19.50
Sales Tax			\$9.78

Total Commercial Charges	\$987.88
---------------------------------	-----------------

Electric Service Distribution

Service Period: 03/30/2026 to 04/28/2026

Base Charge		\$11.13	
Meter Charge		\$21.30	
Distribution System Charge	59 kW @	\$ 6.141092	\$362.32
Transmission Cost Recov Factor	59 kW @	\$ 5.114972	\$301.78
Distribution Cost Recovery	114 kW @	\$ 1.036859	\$118.20
Energy Efficiency	21,200 kWh @	\$ 0.000546	\$11.58
PUC Assessment			\$1.38
Gross Receipts Reimb			\$16.84
Sales Tax			\$8.45

Total Distribution Charges	\$852.98
-----------------------------------	-----------------

TOTAL CHARGES FOR ESI ID	\$1,840.86
---------------------------------	-------------------

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 054604007218
Invoice Date: 05/07/2026

ESI ID Detail:

Service Address: 3035 W PENTAGON PKWY UNIT 7 DALLAS, TX 75233-2103
Product: Fixed Price

ESI ID: 10443720009301654

Meter ID	Days	Read Type	Previous Read Date	Previous Meter Read	Current Read Date	Current Meter Read	Multiplier	Usage (kWh)	Actual kW/kVA	Billed kW/kVA
112574353LG	30	Actual	03/30/2026	37622	04/28/2026	37742	160.00	19200	58	58
TOTAL								19200	58	58

Electric Service Commercial

Service Period: 03/30/2026 to 04/28/2026

TXU Energy Fixed Price

Base Usage	19200 kWh @	\$ 0.03818	\$733.06
Hub to Load Zone Pass-Through			\$113.82
Other Charges			\$3.47
Market Securitization (Debt) Financing			\$10.33
Other ERCOT Incremental AS Charges			\$6.03
PUC Assessment			\$1.45
Gross Receipts Reimb			\$17.66
Sales Tax			\$8.86

Total Commercial Charges	\$894.68
---------------------------------	-----------------

Electric Service Distribution

Service Period: 03/30/2026 to 04/28/2026

Base Charge		\$11.13	
Meter Charge		\$21.30	
Distribution System Charge	58 kW @	\$ 6.141092	\$356.18
Transmission Cost Recov Factor	58 kW @	\$ 5.114972	\$296.67
Distribution Cost Recovery	130 kW @	\$ 1.036859	\$134.79
Energy Efficiency	19,200 kWh @	\$ 0.000546	\$10.48
PUC Assessment		\$1.39	
Gross Receipts Reimb		\$16.92	
Sales Tax		\$8.49	

Total Distribution Charges	\$857.35
-----------------------------------	-----------------

TOTAL CHARGES FOR ESI ID	\$1,752.03
---------------------------------	-------------------



Customer Name: THE MUSE 3035 LLC
 Account Number: 100072883479
 Invoice Number: 054604007218
 Invoice Date: 05/07/2026

ESI ID Detail:

Service Address: 3035 W PENTAGON PKWY UNIT 8A DALLAS, TX 75233-2103
Product: Fixed Price

ESI ID: 10443720009301499

Meter ID	Days	Read Type	Previous Read Date	Previous Meter Read	Current Read Date	Current Meter Read	Multiplier	Usage (kWh)	Actual kW/kVA	Billed kW/kVA
158710167LG	30	Actual	03/30/2026	2299	04/28/2026	2323	400.00	9600	32	30
TOTAL								9600	32	30

Electric Service Commercial

Service Period: 03/30/2026 to 04/28/2026

TXU Energy Fixed Price

Base Usage	9600 kWh @	\$ 0.03818	\$366.53
Hub to Load Zone Pass-Through			\$56.91
Other Charges			\$1.73
Market Securitization (Debt) Financing			\$5.17
Other ERCOT Incremental AS Charges			\$3.02
PUC Assessment			\$0.73
Gross Receipts Reimb			\$8.83
Sales Tax			\$4.43

Total Commercial Charges	\$447.35
---------------------------------	-----------------

Electric Service Distribution

Service Period: 03/30/2026 to 04/28/2026

Base Charge			\$11.13
Meter Charge			\$21.30
Distribution System Charge	30 kW @	\$ 6.141092	\$184.23
Transmission Cost Recov Factor	30 kW @	\$ 5.114972	\$153.45
Distribution Cost Recovery	62 kW @	\$ 1.036859	\$64.29
Energy Efficiency	9,600 kWh @	\$ 0.000546	\$5.24
PUC Assessment			\$0.74
Gross Receipts Reimb			\$8.96
Sales Tax			\$4.49

Total Distribution Charges	\$453.83
-----------------------------------	-----------------

TOTAL CHARGES FOR ESI ID	\$901.18
---------------------------------	-----------------

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 054604007218
Invoice Date: 05/07/2026

ESI ID Detail:

Service Address: 3035 W PENTAGON PKWY UNIT 9 DALLAS, TX 75233-2103
Product: Fixed Price

ESI ID: 10443720009301685

Meter ID	Days	Read Type	Previous Read Date	Previous Meter Read	Current Read Date	Current Meter Read	Multiplier	Usage (kWh)	Actual kW/kVA	Billed kW/kVA
165179082LG	30	Actual	03/30/2026	8155	04/28/2026	8303	80.00	11814	34	33
TOTAL								11814	34	33

Electric Service Commercial

Service Period: 03/30/2026 to 04/28/2026

TXU Energy Fixed Price

Base Usage	11814 kWh @	\$ 0.03818	\$451.06
Hub to Load Zone Pass-Through			\$70.04
Other Charges			\$2.13
Market Securitization (Debt) Financing			\$6.35
Other ERCOT Incremental AS Charges			\$3.71
PUC Assessment			\$0.89
Gross Receipts Reimb			\$10.87
Sales Tax			\$5.45

Total Commercial Charges	\$550.50
---------------------------------	-----------------

Electric Service Distribution

Service Period: 03/30/2026 to 04/28/2026

Base Charge		\$11.13	
Meter Charge		\$21.30	
Distribution System Charge	33 kW @	\$ 5.96933	\$196.99
Transmission Cost Recov Factor	33 kW @	\$ 5.114972	\$168.79
Distribution Cost Recovery	76 kW @	\$ 1.036859	\$78.80
Energy Efficiency	11,814 kWh @	\$ 0.000546	\$6.45
PUC Assessment			\$0.81
Gross Receipts Reimb			\$9.85
Sales Tax			\$4.94

Total Distribution Charges	\$499.06
-----------------------------------	-----------------

TOTAL CHARGES FOR ESI ID	\$1,049.56
---------------------------------	-------------------



Customer Name: THE MUSE 3035 LLC
 Account Number: 100072883479
 Invoice Number: 054604007218
 Invoice Date: 05/07/2026

ESI ID Detail:

Service Address: 3035 W PENTAGON PKWY UNIT 9A DALLAS, TX 75233-2103
Product: Fixed Price

ESI ID: 10443720000152748

Meter ID	Days	Read Type	Previous Read Date	Previous Meter Read	Current Read Date	Current Meter Read	Multiplier	Usage (kWh)	Actual kW/kVA	Billed kW/kVA
181237187LG	30	Actual	03/30/2026	5104	04/28/2026	5248	80.00	11593	33	32
TOTAL								11593	33	32

Electric Service Commercial

Service Period: 03/30/2026 to 04/28/2026

TXU Energy Fixed Price

Base Usage	11593 kWh @	\$ 0.03818	\$442.62
Hub to Load Zone Pass-Through			\$68.73
Other Charges			\$2.09
Market Securitization (Debt) Financing			\$6.24
Other ERCOT Incremental AS Charges			\$3.64
PUC Assessment			\$0.88
Gross Receipts Reimb			\$10.66
Sales Tax			\$5.35

Total Commercial Charges \$540.21

Electric Service Distribution

Service Period: 03/30/2026 to 04/28/2026

Base Charge			\$11.13
Meter Charge			\$21.30
Distribution System Charge	32 kW @	\$ 5.96933	\$191.02
Transmission Cost Recov Factor	32 kW @	\$ 5.114972	\$163.68
Distribution Cost Recovery	74 kW @	\$ 1.036859	\$76.73
Energy Efficiency	11,593 kWh @	\$ 0.000546	\$6.33
PUC Assessment			\$0.79
Gross Receipts Reimb			\$9.58
Sales Tax			\$4.81

Total Distribution Charges \$485.37

TOTAL CHARGES FOR ESI ID \$1,025.58

Current Charges \$89,740.91